

You only live once – We'll show you where



9501 Gloaming Dr · Beverly Hills · \$18,995,000



2121 La Mesa Dr · Santa Monica · \$17,800,000



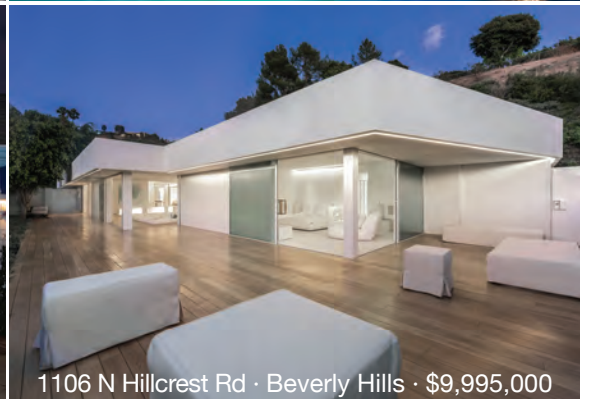
801 N Sierra Dr · Beverly Hills · \$11,990,000



415 7th St · Santa Monica · \$9,998,000



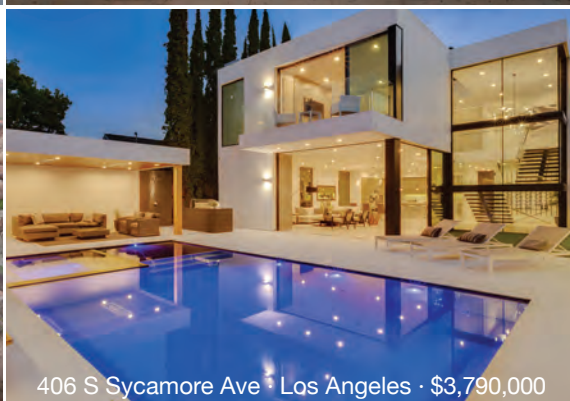
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1106 N Hillcrest Rd · Beverly Hills · \$9,995,000



0 Uphill Dr · Joshua Tree · \$5,800,000



406 S Sycamore Ave · Los Angeles · \$3,790,000



721 N Vista St · Melrose Village · \$2,775,000



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OPEN TUESDAY 11-2 | THURSDAY 9:30 AM - 2 PM

22506 PACIFIC COAST HWY, MALIBU

PRICE UPON REQUEST

Judy Feder - 310.858.5464



OPEN TUESDAY 11-2

410 DABNEY LN, BEVERLY HILLS

\$19,995,000

Branden Williams, Rayni Williams - 310.691.5935



OPEN TUESDAY 11-2

702 N ALTA DR, BEVERLY HILLS

\$14,995,000

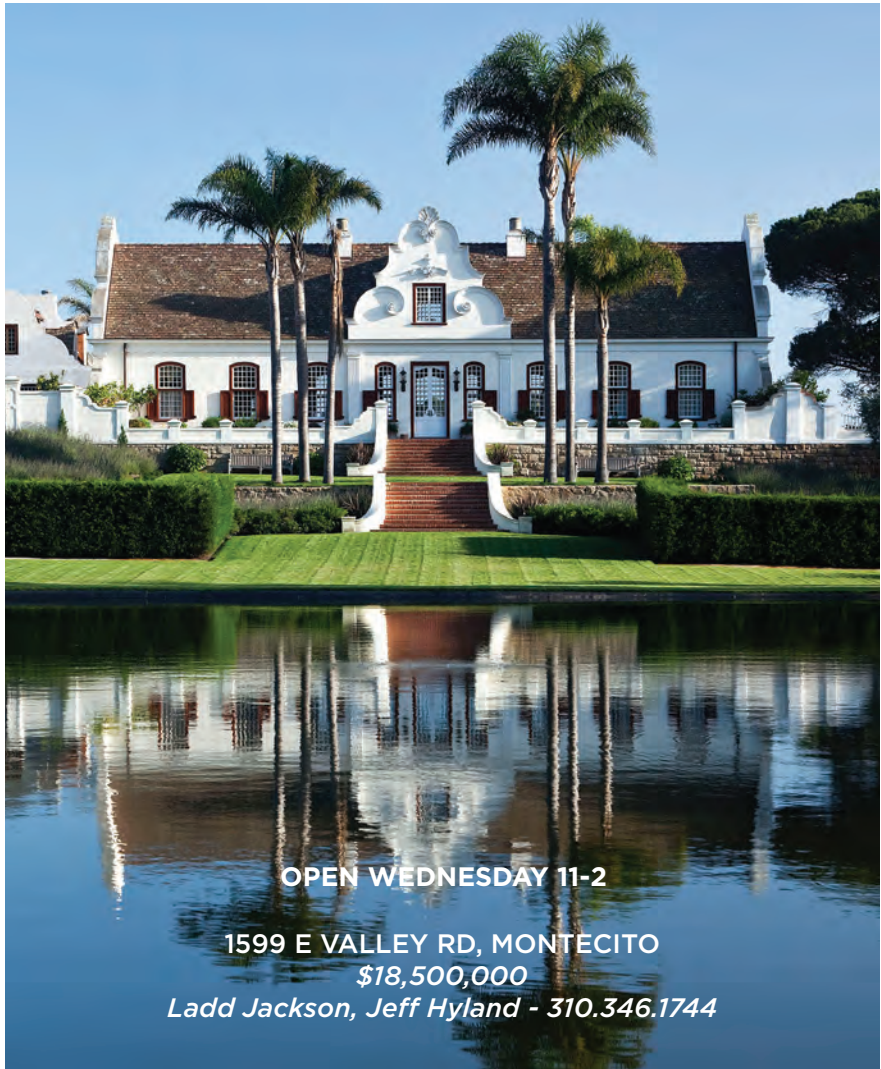
Drew Fenton - 310.858.5474



OPEN TUESDAY 11-2
660 CLUB VIEW DR, HOLMBY HILLS
\$27,500,000
Linda May - 310.492.0735



OPEN TUESDAY 11-2
9739 OAK PASS RD, BEVERLY HILLS
NEW PRICE \$19,995,000
Barbara Robinson, Nichelle Robinson - 310.854.4130



OPEN WEDNESDAY 11-2
1599 E VALLEY RD, MONTECITO
\$18,500,000
Ladd Jackson, Jeff Hyland - 310.346.1744

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Mulholland Drive Scenic Corridor

CANYON & CITY VIEWS

NEW PRICE!



OPEN TUESDAY 11 – 2PM

7211 Mulholland Drive – Los Angeles

Sited on scenic Mulholland at Macapa with direct Western facing views of Runyon Canyon green belt. Renovated 1948 modernism in Upper Outpost Estates. Boomerang shaped overhangs, winged roof lines, butterfly roofed carport and elegant use of steel and concrete make this non-traditional gated and private home visually exciting as you approach from any direction. Drought tolerant, low-maintenance landscaping. double paned windows, tank-less water heater, steam shower, soaring ceilings, entertainers backyard with fire pit and numerous custom design features. Downstairs Den/ Office could be used as a third bedroom. Short walk to hiking trails. Canyon and City lights views on a flat lot.

\$1,298,000 / David Koch 323-497-9098

CROSBY DOE
ASSOCIATES

Beverly Hills Office: 310.275.2222 / Pasadena Office: 626-793-6677

Crosby Doe Associates, Inc. 9312 Civic Center Drive #102 Beverly Hills, CA 90210 / 30 N. Raymond Avenue #404 Pasadena, CA 91103

Smith & Williams, Architects

FIRST OFFERING SINCE 1968 **NEW PRICE!**



OPEN TUESDAY 11 – 2PM & THURSDAY 10 – 2PM

180 S. San Rafael Avenue – Pasadena

This stunning 1959 Smith & Williams architectural gem is located on almost 2 acres on one of Pasadena's most premier streets, overlooking the arroyo with panoramic views of Pasadena and the San Gabriel Mtns, at the end of a long gated private drive. From the famed USC School of Architecture and contemporaries of Gregory Ain, Harwell Hamilton Harris, A. Quincy Jones, John Lautner, Rafael Soriano and Thornton Abell, this iconic mid century Smith & Williams features a perfect blend of inside and outside, high ceilings, walls of glass, expansive views from each room, original terrazzo floors and fireplace, a detached office/studio, and Japanese-inspired architectural details. Known for their keen sense of site planning and refined integration of building to landscape, this 3 BR / 3 BA, one-of-a-kind vintage property retains many original features, including original windows, doors, and abundant architectural details. The sprawling park-like grounds feature mature trees, a pool with rustic boulders in a bucolic setting overlooking a large part of the property once used as a horse corral. Almost untouched, this is rare opportunity to restore an important architectural property.

\$4,300,000 / Henry Blackham 626-825-2919

architecturefor**sale.com**™



Beverly Grove Modern

6231 Drexel Avenue, Beverly Grove

\$3,400,000

Brien Varady | 213.500.4858



English Revival Estate :: Arthur R Kelly, Architect

1920 Laughlin Park Drive, Los Feliz

\$3,649,000

Louise Leach | 213.344.8090

Juan Longfellow | 310.920.3019



Thornton Abell, FAIA, 1965 Estate

12822 Highwood Street, Brentwood Park

\$12,995,000

Mike Deasy | 310.275.1000

Sara Clephane | 310.909.4648



1930's Traditional :: John Byers, Architect

1809 N Stanley Avenue, Hollywood Hills

\$4,875,000

Barry Gray | 323.822.3200

www.1809Stanley.com



Beverly Grove Homes :: Home 144 1/2

144 1/2 S Hayworth Avenue, Fairfax Village

\$1,449,000

Lisa Paperno | 323.404.7504

Joshua Gaunya | 310.275.2223



Architectural Lease

1560 Gilcrest Drive, Beverly Hills

\$19,500/mo

Rick Grahn | 310.382.0344



OPEN TUES 11-2PM

The Frederick A. Hansen Residence, 1926 \$1,095,000
5867 Tuxedo Terrace, Hollywood Hills Barry Gray | 323.822.3200



OPEN TUES 11-2PM

English Style Reimagined :: Koffka/Phakos Design \$5,750,000
1724 N Fairfax Avenue, Hollywood Hills Michele Sanchez | 323.863.3998



Breidenbach-Cuen Architects, 1987 \$4,995,000
556 Dryad Road, Santa Monica Frank Langen | 310.963.3891



OPEN TUES 11-2PM

Mid-Century Modern Re-Imagined \$2,475,000
1347 Braeridge Drive, Beverly Hills PO Barry Gray | 323.822.3200



Private Rustic Canyon Lease \$19,750/mo
32 Haldeman Road, Santa Monica Frank Langen | 310.963.3891



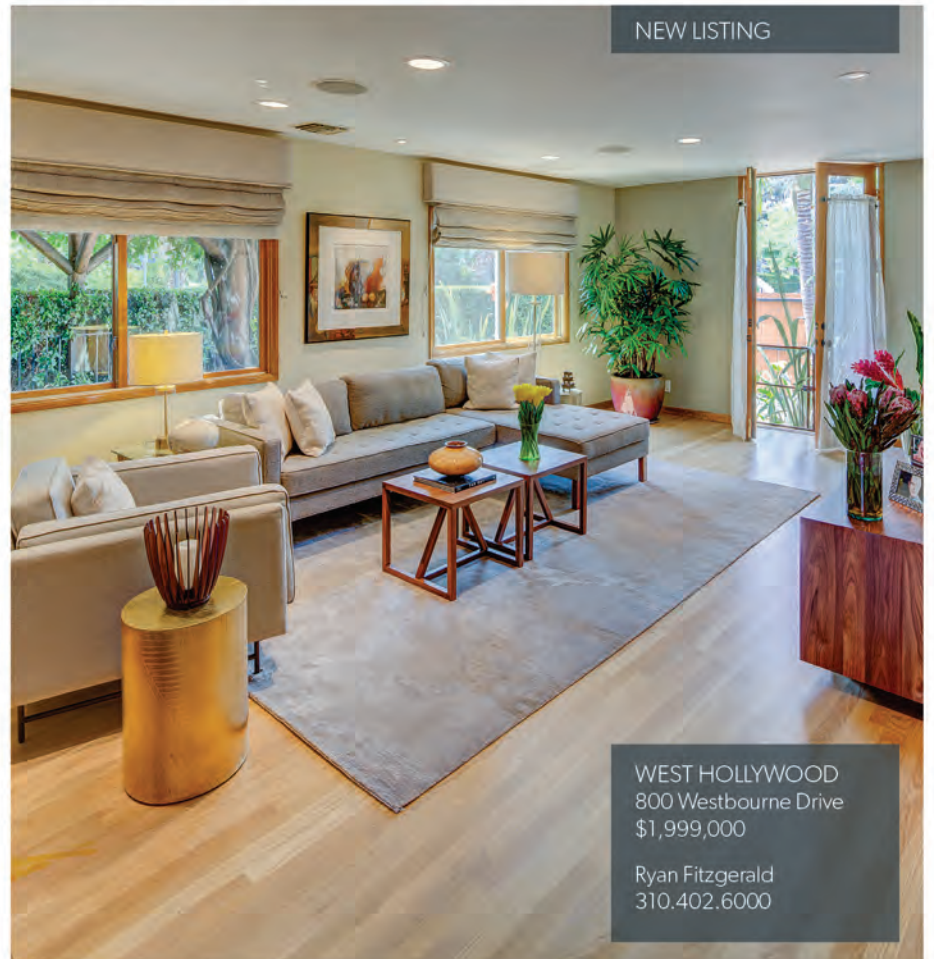
Ritz-Carlton Residences Condo \$1,395,000
900 W Olympic Blvd, Unit 29C, DTLA Wayne Willbur | 213.500.0254
Steven Portigiani | 323.997.2152



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SHERMAN OAKS

TOLUCA LAKE
PASADENA
DOWNTOWN LA
STUDIO CITY



7398 PYRAMID PLACE, HOLLYWOOD HILLS W.
AT \$6,550,000

OPEN TUESDAY 11-2PM

Stunning 17th Century French Renaissance inspired masterpiece with views from Los Angeles to Catalina, guaranteed to inspire & delight. High-beam ceilings & Tromp L'Oeil painted stone walls compliment white stone & black Cabochon floors throughout. An open culinary kitchen, grand salon & butler's quarters with private entrance fill the main level. Marble staircase leads to en-suite master bedroom & chandelier lit library. French doors open to pool deck with never ending views.

JESSICA LOPEZ 310.980.6220
SCOTT FRIEDMAN 818.317.2012
www.7398PYRAMIDPLACE.com jessica@propertiesbyjessica.com



340 N. LAS PALMAS AVENUE, HANCOCK PARK
LISTED AT \$4,599,000

OPEN TUESDAY 11-2PM

Preserved by only 2 owners, with original detail, excellent condition. Signature Paul Williams's entry and curved staircase. Stunning library has secret prohibition rm with bar! Gorgeous inlaid herringbone wd flrs. Lrg formal DR. Orig. kitchen and butler's pantry. Classic 2nd flr landing with arches, crown moldings. The lrg master w/his and her baths. Comes with Paul Williams blueprints dated 1932. This is your chance to own a piece of LA history. Gorgeous outdoor space.

STEVEN AARON 310.432.6588
www.340NLASPALMAS.com StevenAaron@kw.com

359 S SYCAMORE AVENUE, LOS ANGELES
LISTED AT \$2,799,000

BY APPOINTMENT

Traditional design is redefined with this beautiful Soho inspired home. Built with an eye for entertaining and enjoying the quality of comfort, this gated residence is unsurpassed in providing all the pleasant amenities that make a house, a home. Tastefully detailed touches include accented paneled walls, high ceilings, hand-fabricated metal doors, unlacquered brass and chrome fixtures from Newport brass, Carrera marble, and much more.

MAGUY BENAİM 323.547.2743
www.KWLARCHMONT.com maguybenaim@kw.com



4768 BRYN MAWR, LOS FELIZ
LISTED AT \$2,699,000

BY APPOINTMENT

Amazing reduction! Private Spanish Colonial hidden high in the best part of Los Feliz hills, with amazing DTLA views. Unique courtyard, perfect for entertaining, featuring a sparkling pool & spa. Most original details intact, such as hardwood floors tile work & original wrought iron. Oversized LR with high beamed ceiling, fireplace & attached small library. Great family floorplan with 3 beds upstairs & large family room + guest bedroom downstairs.

CARTER + ORLAND

323.300.1025
dorothycarter@kw.com



2284 HIDALGO AVENUE, SILVER LAKE
LISTED AT \$2,650,000

BY APPOINTMENT

Spectacular Architectural with stunning views on a flat ridge top, extremely private lot. Nude, full sun pool and spa with expansive lawns. Interior features polished concrete floors, high ceilings, skylit clear story windows, and intersecting glass corners. Perfect for that intimate "dinner for two" or cocktails for 50! This is the ultimate in "California Living"

DIA, RAY & CHASE
www.DIAANDRAY.com

323.646.0350
rayanddia@hotmail.com



10719 RANCH ROAD, CULVER CITY
LISTED AT \$2,599,999

BY APPOINTMENT

Magnificent Modern Ranch Home in Culver Crest. Casual yet elegant. Remodeled, 3,870 sqft. 6 beds, 4 ba. Family room w/ theater. Huge eat-in kitchen. Estate-like 18,000 sqft flat lot nestled in the trees. Gorgeously landscaped. Open to the outdoors for amazing entertaining. Oversized 3 car+ garage and large driveway. Multiple gardens including a rose garden with 23 varieties, a vegetable garden, drought tolerant lawn/plants. Huge price reduction.

RICH KISSEL
www.10719RANCHRD.com

310.739.6577
rich@richkissel.com





BRENTWOOD | Hamptons in the Park | \$8,999,000

Located in Los Angeles's most recognized neighborhood, coveted "Brentwood Park". This gorgeous 3-story Cape Cod-style home is gated with circular drive and boasting 8,600± sq.ft. of luxurious living, built in 2007 has every attention to detail and quality. There are 6 large bedrooms, 7½ bathrooms, and 3-car garage, all on a park-like grassy 15,594± sq.ft. lot with pool, spa, covered and uncovered patios, built-in BBQ and patio area for entertaining. web: 0343871

Pacific Palisades Brokerage
Robert Radcliffe 310.255.5454

THE ART OF LIVING



MALIBU | Beautiful La Costa Beach 3BD/3BA | web: 0355698 | **\$6,395,000**
Brentwood Brokerage
Lindsay Galbraith 310.916.8622, Gregory Bega 213.453.2020



MALIBU | Compound Development 5± Acres | web: 1300235 | **\$5,650,000**
Malibu - Cross Creek Brokerage
Barry Kinyon 310.251.9254, Marcus Beck 310.456.9405



RANCHO MIRAGE | Rammed Earth House 5BD/5BA | web: 0343999 | **\$4,900,000**
Pacific Palisades Brokerage
Enzo Ricciardelli 310.255.5467; co-listed



BHPO | 2870 Benedict Canyon, 1.5± Acres 4BD/4BA | web: 0027492 | **\$4,599,000**
Beverly Hills Brokerage
Heidi Lake 310.430.1316



MALIBU | Malibu Tuscan Estate 5BD/6BA | web: 1300222 | **\$4,350,000**
Malibu - Point Dume Brokerage
Michael Gardner 310.699.8428



HOLLYWOOD HILLS | Stunning Views 3BD/3BA | web: 0308766 | **\$2,095,000**
Sunset Strip Brokerage
Stephen Eshelman 323.449.1292, Brian Ades 310.503.8080

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MARY BETH WOODS

310-463-1599

mwoods@marybethwoods.com

418 S GRETNA GREEN WAY

Open Sun 9/18 - 2-5pm. Beautiful Traditional new construction in Brentwood. Handsome finishes throughout w/5bd+7ba, living room, dining room, grmt chef's kitchen, breakfast area, great room, office, covered porch, outside casita with fireplace and half bath, permit for pool, spa-like master bedroom upstairs.

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10530 Rochester Ave · Los Angeles **\$3,299,000**
 Renee Pietrangelo | Dominic Pietrangelo, KW 323.203.4534
 5 bed · 4.5 bath · 4,000 sf · 6,765 sf lot



922 San Vicente Blvd · Santa Monica **\$2,890,000**
 Staci Siegel 310.592.6500
 5 bed · 3 bath · 2,994 sf · 8,926 sf lot



9512 Tullis Dr · Beverly Hills **\$2,199,000**
 Y Charlie | K Sanchez | A Aldrete, The Agency 323.547.8900
 3 bed · 3.5 bath · 2,188 sf · 4,950 sf lot



1919 4th St, #C · Santa Monica **\$2,100,000**
 Sandra Miller 310.616.6213
 3 bed · 2.5 bath



6652 Lindenhurst Ave · Beverly Grove **\$1,650,000**
 Rosalie Klein 323.935.8680
 2 bed · 2 bath · 7,098 sf lot



8950 Cadillac Ave · Los Angeles **\$1,025,000**
 Michele Blackmon 310.906.5896
 3 bed · 4 bath · 1,489 sf · 5,153 sf lot



Mar Adentro · Los Cabos **\$841,950 - \$5,553,600**
 Yawar Charlie | Karen Sanchez 323.383.3753
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348 | 350 N Orange Dr · Los Angeles **\$6,700/mo & \$6,950/mo**
 Dominic Wächter | Chelsea Montgomery-Duban 310.433.8009
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Hollywood as only a few will ever see it.



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THE GRIFFITH

* Inspired by the iconic Observatory, this fully furnished 3-bedroom and 5-bathroom home spans 5078 SF and features custom bespoke design aesthetics, a new ethos crafted by luxury interior design firm Smith & Firestone Associates. We also partnered with BAM Luxury to create cutting-edge Whole-Home Automation. Vast 1251 SF private terraces with incomparable views of Hollywood's landmarks including the famed Griffith Park Observatory, all framed by fold away NanaWalls. Enjoy 24-hour concierge, valet and ambassador to further elevate the ultimate luxury experience of owning at Above The Penthouses. The Meek Don't Reside Here.

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THE PARK BEL AIR

BEL AIR | \$75,000,000

The finest “bespoke” estate collection to be built in LA. There will be 3 homes on almost 11 acres. This is the first estate to be released. Permitted & ready to build. Your home can range from 23k ft at \$75m to 59k ft at \$115m. 3 acres, city + ocean views. Main residence, gst house, IMAX theater, fitness center, 2-lane bowling alley, elevators, art vault, spa & esthetician room, golf & race car simulator, underground auto gallery for 19 cars w/underground connector tunnel, two pools (89 ft & 75 ft). weahomes.com/listing/788-tortuoso-way

Kurt Rappaport

(310) 860-8889 | CalBRE# 01036061

Stephen Shapiro

(310) 860-8888 | CalBRE# 01257836

Fred J. Bernstein

(310) 300-0599 | CalBRE# 01476689



ARCHITECTURAL CONNOISSEUR'S DREAM DESIGNED BY FRANK GEHRY MALIBU

| \$33,900,000

Court ordered partition sale subject to overbid. World-class trophy property on multiple parcels with 160 ft of beachfront in the most prime section of Broad Beach. 11,000+ sf with sunlit courtyard entry, soaring ceilings, great walls for art, old walls of glass, garden, tennis court, lap pool & deep sandy beach. broadbeachcoastfront.com

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061



SPECTACULAR NORTH BEVERLY PARK ESTATE BEVERLY HILLS

| \$33,500,000

Completely private & secluded from the street, set behind iron gates. Over 20,000 sf of living space on almost 4 acres. Mediterranean villa with a grand 2-story entry, large living room, formal dining room, conservatory, grmt kitchen/family room, theater, wine cellar, incredible entertainment facilities, & more. weahomes.com/listing/beverly-park-circle

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061



SPECTACULAR ITALIANATE VILLA WITH A LEGENDARY HISTORY PACIFIC PALISADES

| \$25,995,000

Behind antique iron gates at the end of a long private driveway. Unobstructed head-on views from downtown to Catalina. New construction w/old-world craftsmanship, modern tech & sophisticated design. The latest offering from ultra-exclusive designer/developer, Jaman Properties. In the most elite section of the Palisades Riviera. 1669sanonofre.com

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SPRAWLING 2.6 ACRE COMPOUND BRENTWOOD

| \$22,500,000

Magical 2.63 acres of park-like land on lower Mandeville is this compound of 3 structures, a swimming pool, & a tennis court + flat & rolling lawns. Main house is approx 8,000 sf (5 BRs/6 BAs + 2 powder rms). 3,500 sf guest house, a pool house, & more. brentwoodcompound.com

Stephen Shapiro (310) 860-8888 | CalBRE# 01257836

Richard Ehrlich (310) 860-8885 | CalBRE# 01267136

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MIAMI | 2100 Ponce de Leon Blvd, 7th Floor, Coral Gables, FL 33134 (305) 447-1471



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ROMANTIC SPANISH
OPEN TUESDAY 11-2 PM CATERED LUNCH

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\$2,995,000







1277 Sunset Plaza Drive
Open Tuesday 11-2 pm



EAST COAST TRADITIONAL

Price Reduced to \$4,195,000



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270 S. CANYON VIEW | INCREDIBLE NEW PRICE! **\$7,900,000**

OPEN TUESDAY 11-2 *Country Compound on True Park-like Grounds*

Over one acre of gardens, meadows and orchards. This is the kind of property that dreams are made of. This one of a kind Brentwood location is unparalleled as is the privacy and old Hollywood grace that greet you when you enter the gates and cross over the bridge of this extraordinary sanctuary. The main house is situated up a private drive and boasts 4 bedrooms, 3 full baths plus 2 powder rooms, a library, wine cellar, formal dining room, junior dining as well as a harvest/family room and a cooks kitchen that opens to an outdoor dining area and wood burning pizza oven. This Portuguese floor plan surrounds an entertainers' courtyard with fountains and an easy flow. French Windows and doors throughout beckon the outdoors in and the exteriors do not disappoint. There is an entertainers lodge with a $\frac{3}{4}$ bath, kitchenette, bar, fireplace and deck with a spa that looks out over the extraordinary grounds and the paths including steps though the forest to the full 2 br./2bas guesthouse with a full kitchen and a fireplace overlooking the pool, orchards and grounds. A greenhouse and solarium complete this dream property reminiscent of an Emily Bronte book.

Johnny Lee Schell
818.621.0999
CalBRE#01902430

Beth Styne
310.367.3388
CalBRE#00815705



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VIEW

FEATURED *Properties*

TOPANGA | \$6,850,000

Represented by MELISSA OLIVER & PAUL FERRA (310) 455-1717

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BEL AIR | \$1,399,000
 PRICE REDUCED OVER \$450,000! 4 adj. parcels totaling approx. 22,500+ sq. ft. N. of Sunset
JANINE GERSHON (310) 804-4607



BRENTWOOD | \$875,000
 621 S Barrington Ave #210 | Rare 2BD/2BA condo in Brentwood's coveted Le Provencal bldg.
JESPER INGLIS (310) 863-3034



BRENTWOOD | \$715,000
 11646 Chenault St #30. Open Tues 11-2. Top flr 2+2. Light & brt w/grt vus, walk to shops!
TIM TRIGUEIRO (310) 429-9120



CALABASAS | \$2,850,000
 26885ProvenceDr.com Mont Calabasas upgraded 5+6, 6269sf, home theater, wine cellar, PL, VU
BARBARA & MISSY ALPERT (310) 801-6619



CHINO HILLS | \$648,000
 Home is in move in condition, 4 bedrooms, 3 baths, 2,120 SF (approx.), Built in 1998.
DEE CHOU (626) 202-3930



GARDENA | \$549,900
 Large Remodeled 4BD/3BA Home with Master Suite & Designer Kitchen
BONNIE GOODPASTURE (310) 650-4990



HANCOCK PARK | \$4,900,000
 Timeless beauty for modern age. Classic elegance with smart home technology. 7,481SF.
NAOMI & LEAH 323-860-4245X4259



LOS FELIZ | \$850,000
 Resurgence of "Cool" in Los Feliz. 1bd + 2bth w/ views of Los Feliz hills to DTLA skyline.
ISAAC FAST & CLAUDIA HIPOLITO (323) 791-5553



MALIBU | \$15,900,000
 Modern chic farmhouse on 4 acres w/ocean views, 3 houses, tennis court & horse corral.
DEEDEE CORTESE (310) 200-8262



MALIBU | \$6,750,000
 Gated bluff home meticulously designed by Scott Gillen/UNVARNISHED w/ocean views,GH & pool
KATHY ELLIS (310) 804-4526



PACIFIC PALISADES | \$3,895,000
 Redone inside & out w/designer details & features. 5bdrm, 4.5ba one-level Architectural.
MICHAEL EDLEN (310) 230-7373



PASADENA | \$3,850,000
 805 Oak Knoll Cir| Two story 5BR 4BA English tudor styled property, near shops on Lake Ave
SCOTT JAMES & CHRIS STILLMARK (626) 327-1836



Arcadia (626) 445-5500
 Beverly Hills North (310) 777-6200
 Beverly Hills South (310) 273-3113
 Brentwood (310) 820-6651

Calabasas (818) 222-0023
 Glendale (818) 240-1111
 Hancock Park North (323) 464-9272
 Hancock Park South (323) 462-0867

La Cañada Flintridge (818) 790-3334
 Los Feliz (323) 665-5841
 Malibu Colony (310) 456-3638
 Malibu West (310) 457-6550

Manhattan Beach (310) 802-5700
 Marina del Rey (310) 301-3500
 Montecito (805) 969-4755
COLDWELLBANKERHOMES.COM



PASADENA | \$1,795,000

This contemporary style home offers 5 BD/5 BA & more!
See more <http://www.1581oldhoad.com/>

DARRELL DONE (626) 844-2255



PLAYA VISTA | \$1,949,000

Luxurious, bright, large & open 4 bd/4 ba home + flex room in Everly, Phase 2 Playa Vista.

JENNIFER PETSU (310) 945-6365



ROLLING HILLS ESTATES | \$315,000

1BD/1BA Condo | Spacious Floor Plan | Large Bedroom | Updated Bathroom | Large Balcony

RICHARD ELDRED (310) 503-2519



SANTA BARBARA | \$11,500,000

HopeRanchElegance.com A fine example of old world charm w/ modern day amenities on 8 acres

LINDA LORENZEN (805) 886-1842



SANTA MONICA | \$2,450,000

2420 Pearl St | Remodeled 5BD/5BA home with a large kitchen, patio, yard and 2-car garage.

ED CARPENTER (310) 387-5333



SOUTH PASADENA | \$1,298,000

Charming English cottage in Marengo estates, 3 Bedrooms 1 Bath. www.1921edgewood.com

CAROL MAJORS (626) 399-9665



STUDIO CITY | \$1,529,000

Dramatic architectural design in Studio City Hills. 3BR+3.5BA+media room. 180degree VIEWS!

TAMMY JEROME (818) 903-5854



TARZANA | \$1,250,000

Sophisticated and spacious 3+3 on huge lot. Pool & Spa, BBQ, Views. www.4272Ellenita.com

WILLMA & DAVID HASS (818) 388-4398



VENICE | \$3,895,000

BRAND NEW PRICE! The best of Venice is defined w/this luxurious Industrial-Chic residence!

ARAM AFSHAR (310) 702-0583



VENTURA | \$1,159,000

Fabulous top of Clearpoint 4+2.5 home! Move in and enjoy this awesome ocean view home!

LAURIE RUTLEDGE (805) 648-5051



WESTCHESTER | \$2,549,000

Stunning & spacious estate home, 6 Bd, 5.5 Ba, Pool, Spa

BOB WALDRON & JESSICA HEREDIA (310) 780-0864



WESTLAKE VILLAGE | \$1,495,000

5BD+Bonus+4BA. Apx. 3,719sf. Island kit. 3 car gar, Spa, lg yd, on a cul-de-sac.

PAT HELTON (805) 495-1048

Pacific Palisades (310) 454-1111

Palos Verdes (310) 378-5201

Pasadena (626) 584-0050

Playa Vista (310) 862-5777

San Marino (626) 449-5222

Santa Barbara (805) 682-2477

Santa Monica Montana (310) 458-0091

Santa Monica Wilshire (310) 829-3939

Sherman Oaks (818) 995-2424

Studio City (818) 788-5400

Venice (424) 280-7400

Ventura (805) 648-5051

Westchester (424) 702-3000

Westlake Village (805) 495-1048

COLDWELLBANKERHOMES.COM



RESIDENTIAL BROKERAGE

A&D ARCHITECTURE & DESIGN

ART: IN THE EYE OF THE BEHOLDER...OR THE INSTALLER?

by Bret Parsons

Edgar Degas is quoted as saying "Art is not what you see, but what you make others see." Well, if you're lucky enough to have a collection of works by Claude Lorraine, Jean Dubuffet, Claudio Bravo, Henry Moore, Alexander Calder, Fernando Botero, David Smith or Louise Nevelson, you'll need a highly skilled design practitioner to help "make others see." That's when you call interior designer Jeffrey Hitchcock who's arranged extraordinary collections for clients. However, for a mere mortal's assortment, his display techniques still apply. First and foremost, scale is critical. Does the piece "fit" the room? A tiny painting in the middle of a long hallway will never be appreciated. Second, the flow: how does one's eye travel from one piece of art to another? Is it jarring or soothing? Third, arrange disparate collectables together and forget "matchy matchy" which is inherently boring. Next, there's balance. Distribute pieces evenly through the entire space and not simply grouped over the fireplace hearth. Fifth, once the final arrangement pleases you, light it properly! This aspect is often overlooked yet makes all the difference. Finally, place artifacts in unexpected places such as bathrooms, kitchens, and even near the back door. Art nourishes the soul—position it where you'll see it often.

www.JeffreyHitchcock.com



ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: MICHAEL BARSOCCHINI



MALIBU | \$4,750,000

Custom Malibu beach house w/French elegance 3+3, 60ft of beach frontage. DazzanEstates.com

Irene Dazzan-Palmer & Sandro Dazzan (310) 317-9348

ARCHITECT: DL DESIGN ARCHITECTS



VENICE | \$2,749,000

929 Dickson St. Open Sun 2-5. Bold Modernist Arch, 3+3+media, gardens, Luxe design, Silicon Beach.

Joan Caplis (310) 748-2208

ARCHITECT: DAVID KELLEN



SANTA MONICA | \$1,749,000

1127 6th St | 2BD/3BA + loft architectural townhome. Great location!

Linda Semon (310) 351-3995



TO FIND OR LIST YOUR ARCHITECTURAL DREAM HOME,
CONTACT BRET@BRETPARSONS.COM OR (310) 497-5832
FOR A SUPERB ARCHITECTURAL SPECIALIST.



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Joyce Rey

STUNNING TRADITIONAL CLASSIC

718 NORTH PALM DRIVE, BEVERLY HILLS

\$23,900/MONTH

OPEN TUESDAY 11-2

JOYCE REY

(310) 285-7529 | Joyce@JoyceRey.com | JoyceRey.com



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RESIDENTIAL BROKERAGE

BEGUILING COLONIAL



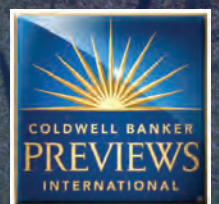
Make a lifetime of precious memories in this classic Connecticut style home. Hardwood floors and big stone fireplaces complement the blend of charm and sophistication. Stylish central hall plan with graceful living and dining rooms. Stunning family room and cozy breakfast room. An enchanting sunroom opens to the garden and pool. Four family bedrooms upstairs. Located on a quiet corner, with a little tweaking it could be transformed into a treasured, heartwarming family residence. A rare value. \$6,495,000

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IN BRENTWOOD PARK



307 SOUTH BURLINGAME AVENUE
OPEN TUESDAY 11AM - 2PM
MARY LU TUTHILL





ADDITIONAL PHOTOS BY PARSLEY CALIFORNIA

SOPHISTICATED BEVERLY HILLS...

...warmth and elegance abound throughout this impeccably maintained and upgraded "Regency Ranch" in lower Coldwater Canyon. Exquisitely detailed marble-floored foyer, oversized formal bay-windowed living room with fireplace, a generous traditional dining room with window seat, and an airy, wainscotted den with fireplace and walk-in wet bar. The light-filled center island chef's kitchen incorporates a gracious breakfast nook. Rear motor court and detached 2-car garage. Large, private rear courtyard is optimum for outdoor entertaining, and above is a terraced garden which provides ample room for a pool. This custom-designed home, full of old world craftsmanship plus 21st century ease and security, exemplifies an aspirational lifestyle for the truly discerning.

OPEN HOUSE

Tuesday, September 13, 11am-2pm

1165 Coldwater Canyon Drive

Beverly Hills, CA 90210

www.1165ColdwaterCanyon.com



DETAILS

- Well maintained and upgraded; move-in condition
- Full complement of public and private rooms
- 4 bedrooms + 4 bathrooms
- Mature landscaping creates privacy
- Double-glazed windows throughout ensures serenity
- City of Beverly Hills services

Offered at \$3,675,000

Bret Parsons
REAL ESTATE

(310) 497-5832

Bret@BretParsons.com



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13849 WEDDINGTON STREET | SHERMAN OAKS



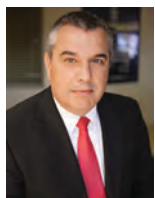
5 Bedrooms + Guest House w/ 12 Bathrooms (12,049 Sq. Ft. on 37,630 Sq. Ft. Lot)



BROKER'S OPEN | TUESDAY, SEPTEMBER 13TH from 11am -2pm

Stately gated Country French in Chandler Estates. One of the most stunning examples of craftsmanship & highest quality materials ever seen in Sherman Oaks. Built in 1992 & masterfully enhanced with all the expectations of fine living. Grand foyer features staircase with Pecan paneling & rotunda ceiling. Living room with vaulted ceilings, leaded glass windows, oak floors & stone fireplace. Formal dining room with coffered ceiling, custom wall fabric & patio with fountain. Family room with wood beamed ceilings, fireplace & wet bar overlooking breakfast room. Magnificent sun-filled kitchen with Sub-Zero fridge/freezer, Viking range, center-island & butler's pantry. Entry level also features Pecan paneled study with fireplace, coffered ceiling & elevator servicing all 3 floors. Upper level master suite with spacious sitting room, 3 walk-in closets & terrace overlooking backyard. Additional features include 3 ensuite bedrooms & a lower level area with pub/game room, bathroom with sauna, wine storage & guest suite with sitting room, bedroom & bathroom. Elegant backyard with mosaic tiled pool and spa, Koi pond, lush lawns and lanai with fireplace & powder room. Separate two story guest house with lower level gym & upper level guest quarters overlooking tennis court. One of a kind opportunity to own an exceptional & distinguished piece of property.

Offered at \$4,395,000



Joe Breckner
818.528.2291
Joe@JoeBreckner.com
www.JoeBreckner.com
CalBRE#00883666

www.CarolwoodEstate.com



2 Story Country English Masterpiece



611 North Walden Drive • Beverly Hills

- Immaculate redone charmer
- Authentic detail intact
- 4 bedrooms up + maid's quarters down
- Lovely den
- Huge outdoor guest suite/pool house
- Dramatic high beamed ceiling living room
- Beautiful wood floors and French doors
- Kitchen and baths beyond compare
- Spectacularly lush front and rear gardens
- Big rear yard with huge pool, patios, lawns
- Curb appeal on premier Westend Flats road
- Available furnished at a substantially higher price

\$16,500 per month (long-term unfurnished)

Michael J. Libow
COLDWELL BANKER
(310) 285-7509



24HR GUARD GATED SECURITY MOUNTAINGATE IN BRENTWOOD



12329 RIDGE CIRCLE, LOS ANGELES 90049

New on Market! Sweeping Mountain and Country Club Fairway Views from the moment enter this nearly 3040 sqft luxurious townhome with 2 Bedrooms, Huge Den, 2.50 Baths. Beautifully updated and remodeled. Lovely low maintenance private backyard. 2-car attached garage. A fabulous Brentwood buy at under \$550. sqft!



OPEN TUESDAY, SEPT. 13TH
11AM-2PM

www.12329Ridge.com

\$1,685,000

TANIA FERRIS

310-713-8234

TaniaFerris68@aol.com

CalBRE#00664167



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24HR GUARD GATED SECURITY MOUNTAINGATE IN BRENTWOOD



12540 THE VISTA, LOS ANGELES 90049

Sensational City & Country Club Fairway Views! Nearly 2800 sqft luxurious townhome with 2 Bedrooms, Huge Den, 2.50 Baths. Dramatic interior with high ceilings. Lovely low maintenance backyard with private SPA. 2-car attached garage. A fabulous Brentwood buy at under \$534. sqft!



**OPEN TUESDAY, SEPTEMBER 13TH
11AM-2PM**

**www.12540TheVista.com
REDUCED! \$1,495,000**



TANIA FERRIS
310-713-8234
TaniaFerris68@aol.com
CalBRE#00664167

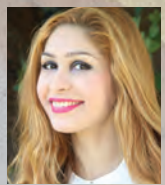


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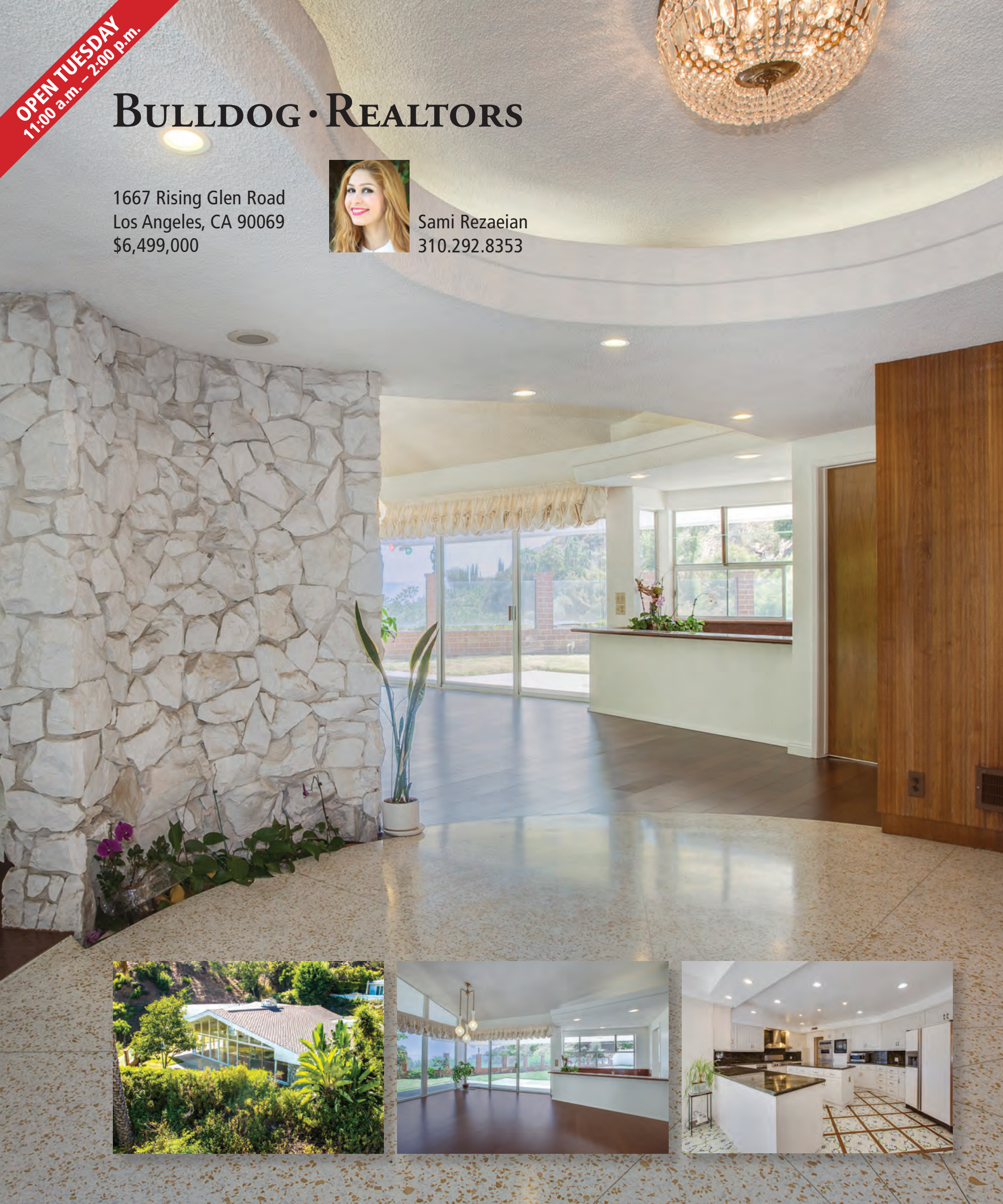
OPEN TUESDAY
11:00 a.m. – 2:00 p.m.

BULLDOG • REALTORS

1667 Rising Glen Road
Los Angeles, CA 90069
\$6,499,000



Sami Rezaeian
310.292.8353





Santa Monica
654 Pier Ave #A
\$1,395,000
Architectural townhome
in Ocean Park
Randolph Wright
310.908.1734



Venice
2905 Strong's Drive
\$2,995,000
Custom built Venice beach home
Jennifer Hughes
310.383.7299



Santa Monica
1815 20th Street
\$1,799,000
Owner Occupied –
Exempt from rent control
Sami Rezaeian
310.292.8353



Santa Monica
400 Entrada Drive
\$2,250,000
Spanish Colonial in Santa Monica Canyon
Doug Stoddard
310.913.8444



Venice
846 California Ave.
\$1,487,000
Two separate houses
Winston Cenac/Julie Vad
310.963.9300
213.500.5152



Venice
47 Brooks
\$12,500 / month
1/2 block to beach!
Furnished Architectural lease
Jennifer Hughes
310.383.7299



Venice
114 Wavecrest
\$6,995 / month
Rare 1912
Airplane Craftsman
Golda Savage
310.770.4490



Nest Seekers INTERNATIONAL



\$20,000 BONUS TO SELLING AGENT IF THEY BRING IN AN ACCEPTED OFFER BY 9/30 AND A CLOSE BY 10/31



1030 SOMERA ROAD BEL AIR LOS ANGELES, CA | 4,195,000 | 6 BEDS | 4 BATHS | 3,500 SF | 31,000 SF LOT

SIGNIFICANT PRICE REDUCTION EQUALS GREAT OPPORTUNITY FOR BUYER. Prime coveted bel air, west gate. Location, location. Views and more views; panoramic, ocean, city lights, downtown views. Spectacular opportunity for a remodel or to build new. This gated property offers privacy and is on a coveted cul de sac. Boasting over 31,000 sq ft of land. Existing home has over 3,500 sq ft of living space. 6 bedrooms, 3.5 bathrooms, 2 fireplaces, master suite with views. WebID 627634

MELISSA WALLACE

Nest Seekers International - Licensed Real Estate Agent
271 North Canon Drive
Beverly Hills, CA
Phone: 310.499.2081 Mobile: 310.560.5757
melissaw@nestseekers.com BRE# 01711310

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BEVERLY HILLS EAST SIDE MIDTOWN WEST SIDE GREENWICH VILLAGE SOHO WILLIAMSBURG LONG ISLAND CITY NEW JERSEY

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PROPERTIES

Nest Seekers INTERNATIONAL



1755 OCEAN AVE #305 SANTA MONICA | \$1,680,000

The only 1 Bed | 1 Bath unit AVAILABLE IN Santa Monica's Premiere Luxury Full Service Building!! Tenant has just moved out and walls have been painted back to original white color! Magnificent property designed by Clodagh International. This corner unit features southwestern exposure and private terrace with glorious ocean views. High end furnishings; top of the line finishes, including honed marble, polished quartzite, hardwood floors, gourmet kitchen, spa-like master bath with large soaking tub. Enjoy the gorgeous roof top deck featuring Resident only lounge, pool, spa, cabanas, 2 BBQ areas for dining al fresco at Sunset! There is a state of the art fitness center with expansive terrace, 24 hour concierge and doorman. Walking distance to fabulous restaurants shopping, 5 star hotels, Tongva Park, Santa Monica Pier and Main Street! WebID 609021 Also for lease: \$7,300/month

SEBASTIAN WOLSKI 310.776.9467 SebastianW@nestseekers.com



2171 STRATFORD CIRCLE BEL AIR | \$5,999,999

This beautiful, custom built Mediterranean estate boasts an elegant, double stairway entry with soaring ceilings. A Koi pond garners attention in the center of the house, surrounded by formal living and dining room, as well as chefs kitchen with top-of-the-line appliances, all opening up to deck overlooking the pool and golf course views. Six bedrooms total including the master suite with dual baths, sitting area and terrace. Fantastic game room and theatre downstairs that leads out to the garden. WebID 629834

SEBASTIAN WOLSKI 310.776.9467 SebastianW@nestseekers.com

CHRISTINE LEE 424.610.8502 Christine@nestseekers.com

DAVID PARNES 424.400.5916 DParnes@TheAgencyRE.com

JAMES HARRIS 424.400.5915 James@TheAgencyRE.com



216 N CARLETON AVE ANAHEIM CA | \$399,900

Delightful cottage home located in a serene neighborhood near the prominent Anaheim Colony Historic District. The front gable porch enters into the spacious living area that is immersed with natural sunlight. This home features laminate floors throughout, two bedrooms, laundry room and one bathroom with travertine tile and recessed LED lighting. Vintage kitchen showcasing the small dining area. Spectacular front yard and backyard is ideal for entertaining along with the enjoyment of peace of mind due to the installed drought tolerant mulch throughout. Detached media room located in the backyard with easy access to the garage. Garage encompasses a long driveway. WebID 635259

ANDREW VARGAS 714.371.3692 andrewv@nestseekers.com



6250 HOLLYWOOD BLVD #4G HOLLYWOOD HILLS EAST | \$1,265,000

2 bedroom | 3 Bath floor plan at the infamous W Residences! This original Developer model unit comes fully equipped w/top of the line designer appliances & finishes built into the Verenna Poliform Kitchen System. Sub-Zero Refrigerator & Wine Cooler, Kuppersbusch Oven & Dishwasher, Miele Vent less Washer & dryer, and GESSI faucets. With just under 2,000 sq ft of livable space, this unit is PERFECT for entertaining, relaxing, or working from home as you overlook your iconic views of the Capitol records building, Pantages Theater & the Hollywood Sign in the Hollywood Hills from any room in the unit. This unit has dual master suites equipped w/enormous walk-in closets, tons of storage space & an intimate balcony. WebID 607428

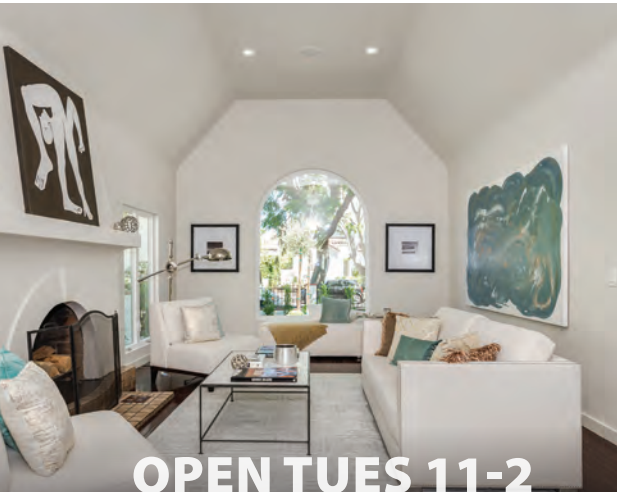
SEBASTIAN WOLSKI 310.776.9467 SebastianW@nestseekers.com



\$8,995,000 | 25200 Jim Bridger Rd, Hidden Hills | 6BD/10BA
Marc & Rory Shevin | 818.251.2456/818.251.2476



\$4,450,000 | 3947 Ridgemont Drive, Malibu | 4BD/3BA
John Mihanian | 818.613.8585



\$2,900,000 | 401 N La Jolla Ave, Beverly Center | 4BD/4½BA
Tom Tostengard | 323.872.4710



\$2,595,000 | 631 Las Lomas Ave, Pacific Palisades | 3BD/3½BA
Brett Duffy/Betty-Jo Tilley | 310.230.3716/310.429.9833



\$2,400,000 | 3292 Inglewood Bl, Mar Vista | 3BD/2½BA
Keith Endow | 310.722.2562



\$2,799,000 | 3720 Litchfield Lane, Tarzana | 5BD/5¼BA
Andrew Manning | 818.380.2147



\$779,000 | 311 Branch St, Highland Park | 3BD/1¼BA
Margaret Cashion | 310.795.2200

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Pacific Palisades | Pasadena | Santa Barbara | Santa Monica | Sherman Oaks | Studio City | Ventura

EXTRAORDINARY RESULTS



\$2,900,000 | 3251 Purdue Avenue, Mar Vista | 5BD/6BA
S. Bubis/R. Frey | 310.255.3450/310.488.3595



\$3,195,000 | 410 Via Dichosa, Hope Ranch | 4BD/3BA
Team Scarborough | 805.331.1465



\$1,649,000 | 14827 Jadestone Dr, Sherman Oaks | 4BD/3BA
Fran Chavez | 818.517.1411



\$1,395,000 | 4011 Goodland Ave, Studio City | 2BD/3BA
Steve Shanks | 818.817.4215



\$799,000 | 4941 Chimineas Ave, Tarzana | 3BD/3BA
Yaniv Horovitz | 818.943.9044



\$750,000 | 1506 S Bentley Ave #301, Westwood | 2BD/2BA
Kathy Douglas | 310.820.9320



OPEN TUES 11-2

\$1,975,000 | 6478 Ivarene Avenue, Hollywood Hills | 4BD/5BA
Alexandra Kerr | 310.795.1440

conditions, and features of property. Information is obtained from various sources and will not be verified by broker or MLS. Sellers will entertain and respond to all offers within this range. CalBRE 01317331

OPEN TUESDAY 11-2
LUNCH SERVED

WWW.**394ARNO**.COM



394 Arno Way | Pacific Palisades

Offered at \$2,498,000



DAN URBACH

310.230.3757

info@DanUrbach.com

www.ExclusiveRealtor.com

From the moment you enter this 3bd/3ba villa, in the much desired upper Bel-Air Bay Club neighborhood, you will be captivated by the spacious, open & light-filled rooms, dramatic floor to ceiling windows, and seamless flow to the immaculately landscaped outdoor spaces. Large remodeled cook's kitchen. Generous upstairs private master suite. 2 downstairs bedrooms share a hall bath. Inviting backyard with secluded spa. Additional features: hardwood floors, 4 fireplaces, 2-zone A/C, security with 8 cameras & 2 car direct access garage.

BERKSHIRE HATHAWAY | California Properties
HomeServices



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SPANISH COLONIAL

15926 Alcima Avenue | Pacific Palisades

Offered at \$13,995,000

This new exquisite Spanish Colonial estate is a true artistic vision that seamlessly blends Spanish and Modern architecture with world class amenities and state-of-the-art technology. The gated courtyard welcomes you into this 8 bedroom, 10 bath home of over 12,000 sq. ft. (bldr). The expansive lot is over 21,000 sq. ft. (assr), enjoys sweeping ocean and mountain views and is ideally located near Palisades Village. Featuring a luxurious master suite, Chef's kitchen, wine room, bar, Dolby Atmos movie theatre, two oversized flex rooms, office, and rooftop deck. Beautifully landscaped grounds encompassing a large grassy yard, pool & spa, and a poolside cabana complete this stunning home.

OPEN TUESDAY 11-2



EMILSCHNEEMAN

310.230.3731

Email@bhhsca.com

EmilSchneeman.com



BERKSHIRE HATHAWAY | California Properties
HomeServices



Tudor/Contemporary home in the prime BEVERLY HILLS FLATS. It is located on the Rarely-For-Sale 700 Block. At almost 18,000 sq./ft., this elevated corner parcel presents an extraordinary prospect. The residence showcases spacious 4BD/4BA, a bonus room downstairs and an office with a bath upstairs. The Classic floor plan features a formal living room and dining room, family room and an open kitchen with a breakfast room. It has a grassy backyard with a lovely pool. A unique opportunity to shape this property into the perfect home of your dreams.

700 N Arden Dr | Beverly Hills

Offered at \$9,800,000



DITTANYZHANG-SELTZER

310.867.0171

Dee@Real-Dee.com

www.Real-Dee.com

BERKSHIRE HATHAWAY | California Properties
HomeServices





2170 MOUNT OLYMPUS DR | MOUNT OLYMPUS, SUNSET STRIP

OFFERED AT \$3,799,000

Sleek Contemporary 4BD/4BA “loft-like” entertainer’s Mount Olympus home w/ pool & city views.



CRISTIE ST. JAMES

Luxury Properties Director

310.291.1029 | stjamesest@aol.com

MARKUS CANTER

Luxury Properties Director

310.704.4248 | markuscanter@bhhsca.com

AZY FARAHMAND (CO-LISTING AGENT)

The Agency

310.710.8841 | afarahmand@theagencyre.com



BROKER’S OPEN HOUSE:

TUESDAY, SEPTEMBER 13 | 11 AM – 2 PM

TUESDAY, SEPTEMBER 13 | 6 PM – 8 PM (TWILIGHT OPEN HOUSE)

www.2170MtOlympus.com

WWW.STJAMESCANTER.COM

BERKSHIRE HATHAWAY | California Properties
HomeServices



THE DELL AWAITS

Mediterranean classic in the Hollywood Hills on over 10,000 SF street-to street lot. Resort style backyard features stone patio with custom kitchen, fireplace, garden, saltwater pool/spa, poolside cabana with bath/sauna. Home features original details, large step-down living room with fireplace. Upper level includes master suite with lounge area, and 2 addl BRs. Lower BR ideal as office. Detached 2 car garage and additional rear parking for 3-4 cars. Romantic and private, this home represents L.A. living at its best!

6478 Ivarene Ave | Hollywood Hills

Offered at \$1,975,000



ALEXANDRAKERR

310.795.1440

alexandrakerrla@gmail.com



BERKSHIRE HATHAWAY | California Properties
HomeServices





Visit me online at marcorufo.com

BERKSHIRE HATHAWAY | California Properties
HomeServices



OPEN TUESDAY, SEPTEMBER 13TH FROM 11-2 PM

\$3,949,000... Spectacular home in the much desired El Medio Bluffs neighborhood of Pacific Palisades. 5 BD, 4.5 BA, this beautiful California Craftsman with modern features, charm and a sense of sophistication. Very open floor plan; an elegant formal dining room, amazing open gourmet kitchen which connect to the very large family room and bedroom/office with full bath. Kitchen materials are Calcutta Gold, Walker Zanger tile accented with Viking appliances, a large designer pantry, very large island and an elegant breakfast area with a picturesque view of the backyard and mountains. Upstairs, three large bedrooms and a master retreat that includes a beautiful fireplace, master closet and a spa like bathroom. The unique private backyard provides an incredible indoor/outdoor entertainment area. Over-sized garage for lots of storage! Everything you can wish for and just minutes away from the Bluffs, Palisades Village, parks, farmers market, fine dining, hiking, beach and great schools.

711MuskingumEstate.com



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310.488.6914

info@marcorufo.com | marcorufo.com

219 South Bedford Drive

Beverly Hills

Open House

Tuesday, September 13

11–2 pm

Lunch Served



More information available at
219SBedford.com

Traditional | 4 Bedrooms | 4.5 Bathrooms
3,190 Sq. Ft. Living | 7,653 Sq. Ft. Lot
Center Hall Floorplan. Formal Living & Family Rooms.
Formal Dining & Breakfast Rooms. Three Bedrooms Upstairs.
Master Suite. Grassy Yard. Beverly Hills Schools.

\$3,349,000

property
Information

Larry Young

Luxury Properties Director

(310) 777-2879

larry@larryyoungwestside.com

larryyoungwestside.com

CalBRE #00999537

Dan Urbach

Realtor® - Brokers Associate

(310) 230-3757

dan@danurbach.com

danurbach.com

CalBRE #01147391



BERKSHIRE HATHAWAY
HomeServices
California Properties

Open 11-2pm | Tuesday, September 13th



144-146 South Peck Drive

Beverly Hills | Duplex | \$4,185,000

Enormous & rare duplex in the heart of south Beverly Hills beckons for its next owner. Stone's throw from Rodeo Dr, the world's best shopping & the Beverly Wilshire Hotel, each unit in this grand French traditional offers 3 BRs, 3BAs, formal dining & living rooms, breakfast areas, dens, epicurean kitchens, verdant courtyards & off street parking for 6 cars.

ERNIE CARSWELL
PARTNERS

Chris Pickett
TELES
PROPERTIES
310.800.7103

Chris Pickett: Bureau of Real Estate #01475927

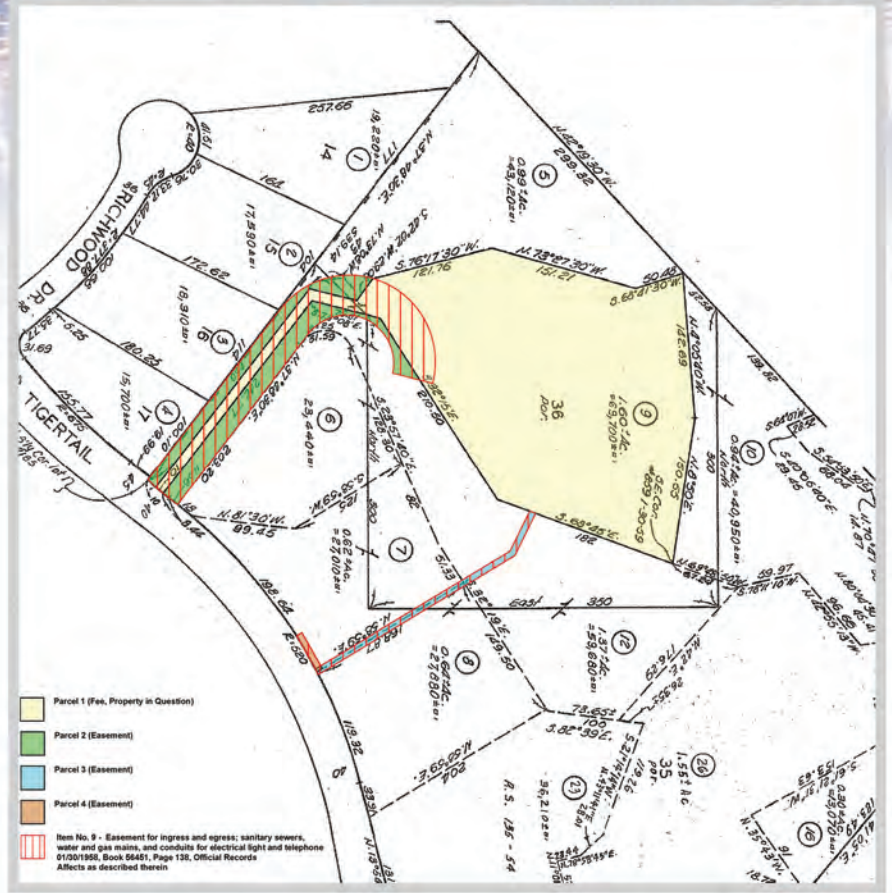
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BRENTWOOD HILLTOP VIEW LOTS



592 N. TIGERTAIL ROAD

{ APN: 4494-001-012 }



594 N. TIGERTAIL ROAD

{ APN: 4494-001-009 }

PRICE AVAILABLE UPON REQUEST



592NTIGERTAIL.COM

ROBERT HARRIS

BROKER/OWNER

805.279.7096

www.HarrisProperties.com

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360 Degree Panoramic Views Of The Getty Museum, Palisades & City Lights. These Properties Have Not Been Available To Purchase Since 1957 & 1961!!! Two Separate & Very Private Flag-Lot Parcels Being Sold Together; Approximately 3 Acres Combined. Don't Miss This Fabulous & Extremely Rare Chance To Own These Exceptional Properties & Design/Build Your Dream Home!!!

Sotheby's

INTERNATIONAL REALTY

FOR SALE | 6 BEDROOMS | 11 BATHS | 16,000+ SQ.FT.
Offered at \$29,750,000

Private and gated major Beverly Hills Italian Villa. Over 16,000 sq. ft. of living space on an acre lot in prime Beverly Hills. Infinity pool with city views. Details and craftsmanship must be seen to fully appreciate. An entertainer's dream.

1141 SUMMIT DRIVE
BEVERLY HILLS



OPEN TUESDAY

- **BROKERS CARAVAN 11-2**
 - LUNCH SERVED
 - VALET PARKING

- TWILIGHT OPEN 5-8**
 - COCKTAILS & HORS D'OEUVRES
 - VALET PARKING

Sunset Strip Brokerage
MARC NOAH | 310.968.9212
Marc@MarcNoah.com | MarcNoah.com



1173 Rodeo Drive Beverly Hills Adj.

\$2,895,000

3 Bed | 3 Bath

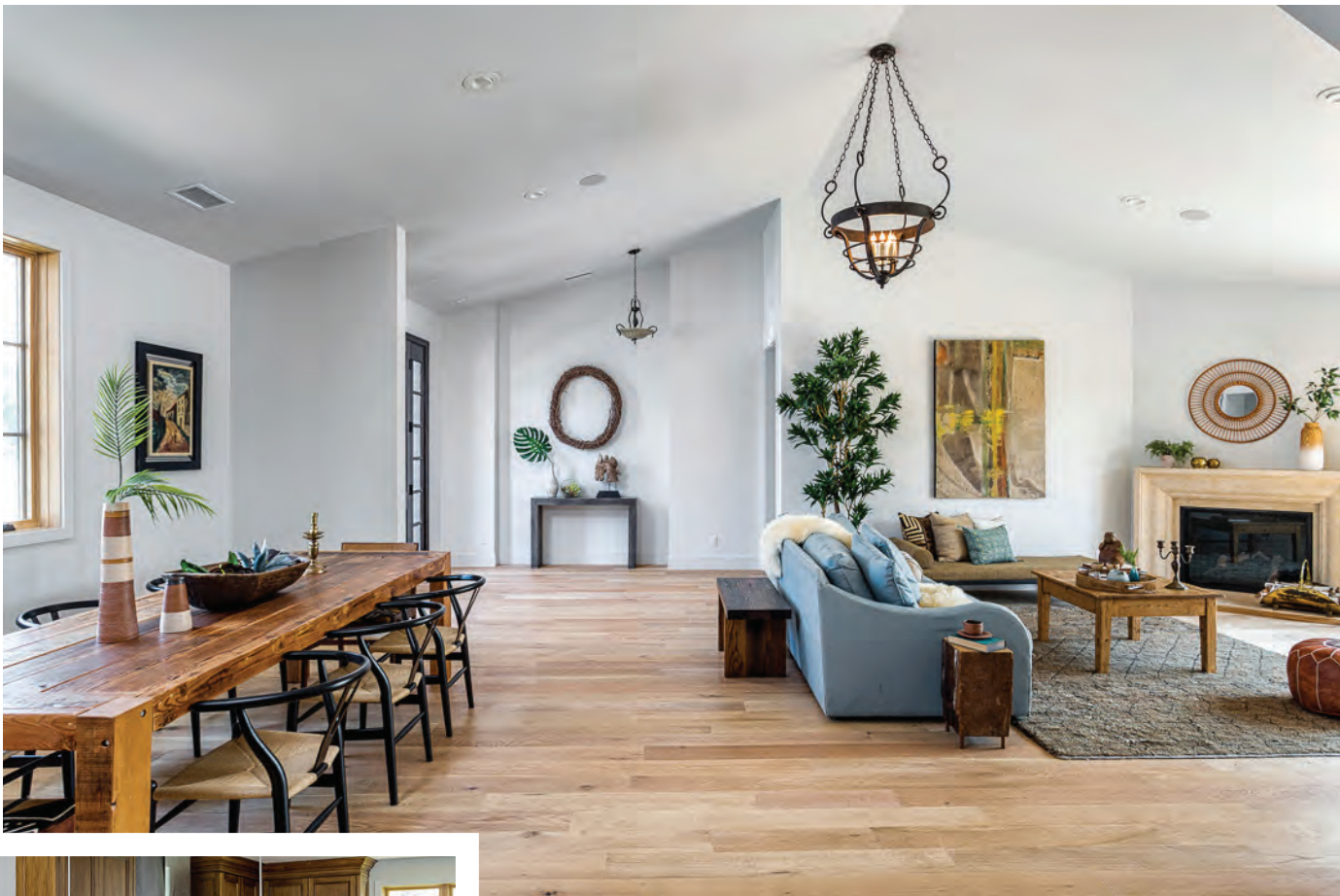
Jeremy Ives

310.858.1902
jeremyives.com

Extraordinary 3BR+3BA custom Spanish with pool located in sought after Beverly Hills Adj. neighborhood. Situated on a 10,000+ sqft lot, this home exudes warmth and sophistication with custom architectural detailing throughout. Spectacular outdoor space provides a generous covered dining patio leading to a large sparkling pool & beautifully landscaped grounds along with converted garage & ample driveway parking. Conveniently located next to Beverly Hills & minutes to Century City and Pico/Beverly shops and restaurants. Extremely private & truly an entertainer's dream home! | 1173RodeoDrive.com



COMPASS



1700 Bagley Avenue Beverlywood

\$2,850,000

4 Bed | 4.5 Bath

Jeremy Ives

310.858.1902
jeremyives.com

Exquisite 4BR + 4.5BA brand new construction, custom built with modern style & luxury. Spacious open floor plan features stylish living room with fireplace opening to formal dining area. Gourmet chef's kitchen with Viking appliances and generous eat-in/lounge area. Master suite features balcony, large walk-in & luxurious spa-like master bath. French white oak hardwood floors, high-end fixtures, surround sound system and hi-tech security system throughout. Boasts large grassy yard & impressive patio deck. Close to Beverly Hills, Century City & Pico/Beverly shops. Definitely a must see! | 1700BagleyAvenue.com





OPEN HOUSE
TUESDAY 11-2 PM

11715 CHENAULT STREET, UNIT 304 | BRENTWOOD

Offered at \$1,425,000 | 3 BED | 3.5 BATH | 11715CHENAULT304.COM

Warm, quiet and inviting, with a beautiful view of greenery from the living room, you will immediately feel at home in this stylish condominium with 3 large bedrooms and 3.5 baths. Completed with designer finishes throughout, the home features an open plan with Asian maple floors, formal dining room, French doors and a large, gourmet kitchen with Caesar stone counters, farm sink, custom cabinets and Viking stainless steel appliances. All en-suite bedrooms, the large master suite has a customized large closet, and an all stone bath with double sinks, oversized shower and soaking tub. Building features a gym, gated parking and numerous guest parking spaces.

JOANNE LINDSAY

310.466.7892 | joanne.lindsay@thepartnerstrust.com

THEPARTNERSTRUST.COM

Partners Trust Real Estate Brokerage & Acquisitions fully supports the principles of the Fair Housing Act and Equal Opportunity Act, and does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals. CalBRE# 01869103 | Lindsay CalBRE# 00768062.

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ARCHITECTURAL

THE PHINEAS RESIDENCE

OPEN
TUE 11-2 &
TWILIGHT 6-7



9621 Arby Drive | Beverly Hills Post Office

The Phineas Residence by award winning architectural firm SPACE International and design team Ground Up LA. Come experience the ultimate modern luxury which combines luxe materials and sets the tone for a classic indoor/outdoor modernist feel. Elevated ceilings and clerestory windows allow for an abundance of light throughout the residence. Wide plank flooring is highlighted by sumptuous white oak in the living room. The custom milled interior paneling and cabinetry is crafted of exquisitely grained Machiche wood, as are the exterior fencing, decking and siding. Dark hematite and soft grey honed basaltina stone showcase the entry and the living room fireplace. Tile treatments include Pico Italian porcelain, Bisazza wall mosaics and Anne Sacks pool tile. Both kitchens and all bath cabinets and hardware are by Boffi. The Miele kitchen features a wine refrigerator and built-in espresso machine, while the master bath is highlighted by freestanding Agape Spoon tub. The attention to detail extends to the landscape designed by Kathleen Ferguson. A cantilevered floating guest house and terrace surround an infinity pool to create a private courtyard experience. **Offered at \$7,395,000**

JOHN AAROE GROUP



BRIAN COURVILLE

323.315.7451
brian@modernlivingla.com



JB FUNG

323.315.7450
jb@modernlivingla.com

hollywood hills bungalow

JOHN AAROE GROUP

Open Tuesday, Sept. 13th from 11-2pm
Open Sunday, Sept. 18th from 2-5pm
3055 Valevista Trail | \$765,000



SAMANTHA NUGENT
Estate Agent

310.383.5319 call or text
424.249.7117 office
samantha@samanthanugent.com
aaroe.com/samanthanugent

Chic designer owned Hollywood Hills home with tree top views just minutes from Runyon Canyon. This 1+1+den private bungalow features a large flagstone patio, deck and garden - perfect for entertaining. The light, bright interior boasts floor to ceiling windows. Updated kitchen. An extra room acts as den or office. Carport for 2 cars.

8 OAKMONT DRIVE, BRENTWOOD

New Listing! | Open Tuesday 11AM - 2PM | Catered Lunch



COMPLIMENTARY VALET PARKING
BUILD YOUR OWN PASTA BAR!



SALLY FORSTER JONES
310.691.7888
sallyforsterjones.com

Offered at \$10,950,000 | 8Oakmont.com

JOIN US FOR LUNCH! Fall in love with this breathtaking contemporary home nestled behind a gated entry on a notable street in sought after Brentwood. This unbeatable location on prestigious Oakmont Drive provides incredible privacy in a secluded setting that is inarguably one of the most exclusive residential streets in the city. Designed with the finest architectural integrity and updated to perfection, this 8 bedroom, 12 bathroom home will truly appeal to those who demand the epitome of ultra-luxurious living. The lower level entertaining space is imaginative and inspired with a walk-in wine cellar, sauna, and bar. This private oasis is complete with a sparkling pool, warm spa, beautiful outdoor seating area, grassy yard, and wonderful mature landscaping. This spectacular home makes a lasting impression that won't be forgotten!

9022 W. 25TH STREET, BEVERLYWOOD

New Listing! | Open Tuesday 11AM - 2PM | JOIN US FOR LUNCH!



Offered at \$1,895,000 | 902225thStreet.com



SALLY FORSTER JONES
310.691.7888
sallyforsterjones.com

Newly constructed and completely re-imagined, this stunning Cape Cod inspired traditional was designed for comfortable living with a warm and sophisticated appeal. High ceilings and large windows flood interior spaces with light throughout this 5 bedroom, 4 bathroom home. The open floor plan features a gorgeous kitchen which flows graciously to the dining area and living room with doors that open to the spacious rear yard. Upstairs are 4 generous bedrooms including the stylish master suite with soaring ceilings, a large private balcony, a luxurious ensuite bath, and an enormous walk-in closet. The highest quality materials throughout, composed with a thoughtful designer's touch - wide plank wood floors, decorative moldings, and chic fixtures. This beautiful Beverlywood home has been executed with incredible attention to detail and substantial quality.

505 N. TIGERTAIL ROAD, BRENTWOOD

New Listing! | Open Tuesday 11AM - 2PM | JOIN US FOR LUNCH!



Offered at \$5,995,000 | 505Tigertail.com



SALLY FORSTER JONES

310.691.7888

sallyforsterjones.com

This undeniably exceptional, 6 bedroom plus 6.5 bathroom, Brentwood home epitomizes a well-kept and stunning Traditional style. Luxuriate in the serene setting, nestled amongst mature landscaping in complete privacy. The wonderful floor plan is ideal for entertaining and a sophisticated yet comfortable lifestyle where one stunning room flows seamlessly into the next. Featuring an elegant library, private office, comfortable family room, and formal dining and living room, this one-of-a-kind traditional has it all. With 5 bedrooms upstairs, relish in the expansive master suite, and an updated spa-like master bath ideal for a relaxing retreat. Enjoy indoor/ outdoor living with doors that open to the beautifully manicured yard and dining area. You will find this gorgeous and welcoming home in a fantastic location that provides convenient access to everything Brentwood has to offer!

modern newer development
with urban flair

JOHN AAROE GROUP

Open Tuesday from 11-2pm
642 N. Gramercy Pl, Hancock Park | \$939,000



MICHAEL WINESTONE
Director, Master Trust & Probate Division | John Aaroe Group
310.569.2043 call or text

KAREN GREENSWEIG
Teles Properties
310.569.2426 call or text

HEATHER KLEIN
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TELES
PROPERTIES

3 bed /3.5 bath modern development completed in 2015. Enjoy incredible views from the private rooftop patio and the security of a gated community.



WEHO GATED PARADISE | 93 WALK SCORE



Ryan Fitzgerald

310.402.6000
Ryan@RyanSellsLA.com
RyanSellsLA.com

800 Westbourne Drive | West Hollywood

Private, gated and serene entertainer's paradise with a 93 walk score. Step behind the gates of your urban oasis and feel the stress of the day melt away. Salt water pool and spa, lush grounds, built-in gas barbecue, central speaker system, motorized driveway gate and ample off street parking top the long list of amenities. Open all your doors and windows inviting our gorgeous Southern California climate inside. Alarm system, security cameras and monitor add an extra layer of comfort. The breeze of indoor/outdoor living is present throughout this 3 +3 West Hollywood gem. All bedrooms offer en suite baths and walk-in closets. Magnificent chef's kitchen is perfect if you are cooking for 2 or 20. Ice Maker and wine fridge complete the high end appliance package. Cozy fireplace adds just the right touch for your home. This home has it all....truly special offering. 800Westbourne.aaroe.site

JOHN AAROE GROUP

BLAIR CHANG

Founder, The Agency

424.230.3703

bchang@theagencyre.com

MAYA HAZEN MANSHEL

Director, Aaroe Estates

310.902.5060

mayamanshel.com

AARON KIRMAN

President, Aaroe Estates

424.249.7162

aaronkirman.com



1633

BLUE JAY WAY | SUNSET STRIP

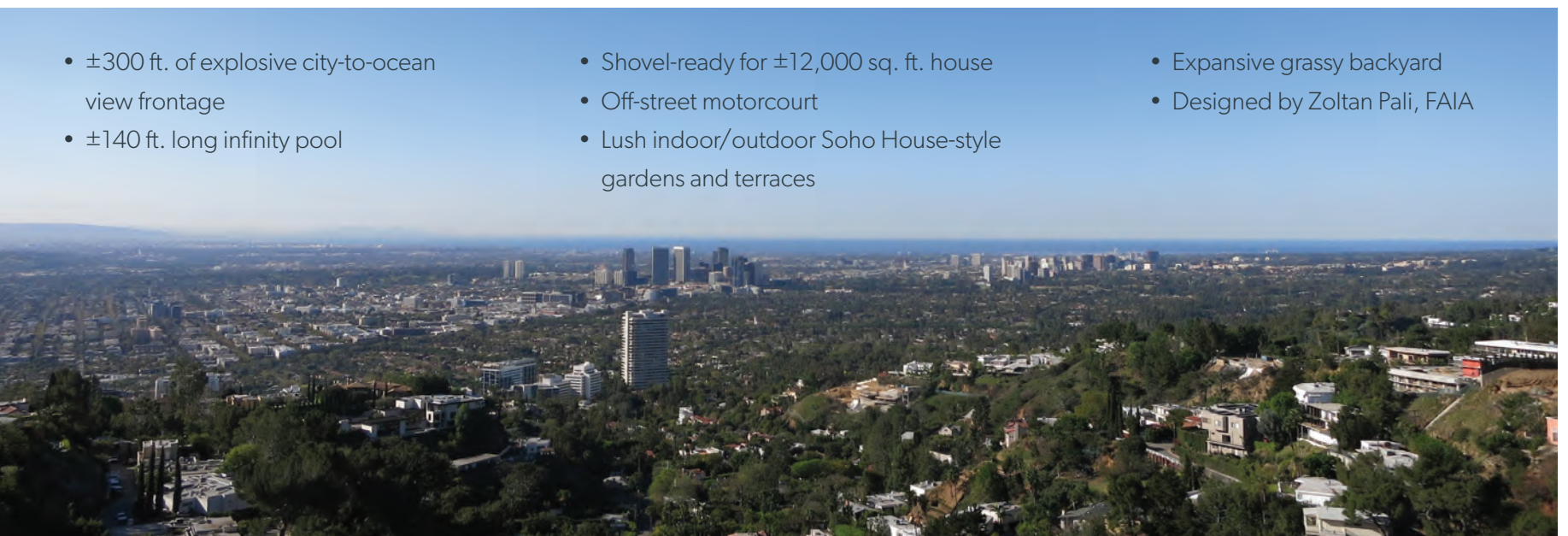
New price \$9,750,000

1633bluejay.aaroe.site

- ±300 ft. of explosive city-to-ocean view frontage
- ±140 ft. long infinity pool

- Shovel-ready for ±12,000 sq. ft. house
- Off-street motorcourt
- Lush indoor/outdoor Soho House-style gardens and terraces

- Expansive grassy backyard
- Designed by Zoltan Pali, FAIA



JOHN AAROE GROUP



ALEK CARRERA
Luxury Estates Agent

310.854.9190
alekcarreraestates.com

AARON KIRMAN
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424.249.7162
aaronkirman.com

SOPHISTICATED MODERN ARCHITECTURAL
OPEN TUESDAY 11-2PM



JOHN AAROE GROUP

1544 North Doheny Drive, The Bird Streets
New price \$3,295,000 | 1544doheny.aaroe.site



AARON KIRMAN

President, Aaroe Estates

424.249.7162

aaronkirman.com

OPEN
TUE 11-2

1394
CASIANO ROAD | BEL-AIR
\$4,440,000
1394casianoroad.com



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AARON KIRMAN

President, Aaroe Estates

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aaronkirman.com

OPEN
TUE 11-2



1394

CASIANO ROAD | BEL-AIR

\$4,000,000

1394casiano.aaroe.site



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NEYSHIA GO

Director, Aaroe Estates

310.882.8357

neyshiago.com

AARON KIRMAN

President, Aaroe Estates

424.249.7162

aaronkirman.com

OPEN
TUE 11-2



\$5,950,000 | 1619sanysidro.com

1619 SAN YSIDRO DRIVE
Beverly Hills



1221 COLDWATER CANYON DRIVE
BEVERLY HILLS, CA 90210

OFFERED AT \$3,495,000
OPEN TUESDAY 11A-2P



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479 S Holt Ave

\$3,975,0000

**Open Tuesday, September 13,
from 11am to 2pm**

Cutting-edge architectural new construction home that sets the standard in excellence. Bask in the contemporary glow that emanates from 479 S Holt. Designed for the most-discerning of buyers, one will find top-of-the-line designer fixtures and finishes throughout the home's luxurious 4 bedrooms and 5 bathrooms. Fleetwood pocket doors disappear into the wall to allow the living space to flow outdoors, where you will be greeted with a jaw-dropping backyard featuring a pool, spa, and outdoor seating area with a fire pit. Luxe materials and a functional layout help set this modern marvel apart. A smart system automates your new home's functions. Hedged for optimal privacy, and 2-car attached garage round out the compound factor of the home.

479Holt.com

The Sunset Team

9000 W. Sunset Blvd. Suite 1100
West Hollywood, CA 90069
310 274 3900
thesunsetteam.com

KWHOLLYWOOD HILLS
KELLERWILLIAMS REALTY



REDEFINING REAL ESTATE

Sales | Consulting | Design

350 N Laurel Ave

\$1,995,000

Open Tuesday, September 13,
from 11am to 2pm

This quintessential Spanish perfectly embodies the classic charm that remains timeless. It features 3 bedrooms, 2 baths, a converted garage/studio, and has plenty of outdoor space to entertain. The kitchen is outfitted with stainless steel appliances. The beautifully landscaped private backyard has a pool and spa, and a deck for fresco dining. Centrally located in the hottest area of LA and a short distance away from restaurants, high-end boutiques on Melrose and Beverly Blvd, The Grove and Farmers Market.

350Laurel.com

The Sunset Team

9000 W. Sunset Blvd. Suite 1100
West Hollywood, CA 90069
310 274 3900
thesunsetteam.com

KWHOLLYWOOD HILLS
KELLERWILLIAMS REALTY



REDEFINING REAL ESTATE

Sales | Consulting | Design

356 N Crescent Heights Blvd
\$2,995,000

Open Tuesday, September 13,
from 11am to 2pm

Stunning new modern construction home that sets the standard in this highly desirable neighborhood. Featuring 5 Bedrooms, 5.5. Baths, and an open floorplan with a rooftop deck with 360 views, this designer home has everything a buyer could ask for. A gourmet kitchen is ready for chefs of all calibers to work in. Pocket doors lead the way to the entertainer's backyard with a BBQ, fire pit, pool with a water feature, and spa. The immaculate attention to detail makes this designer home a step above the rest. Located close to Melrose, restaurants, shops, and West Hollywood.

356CrescentHeights.com

The Sunset Team

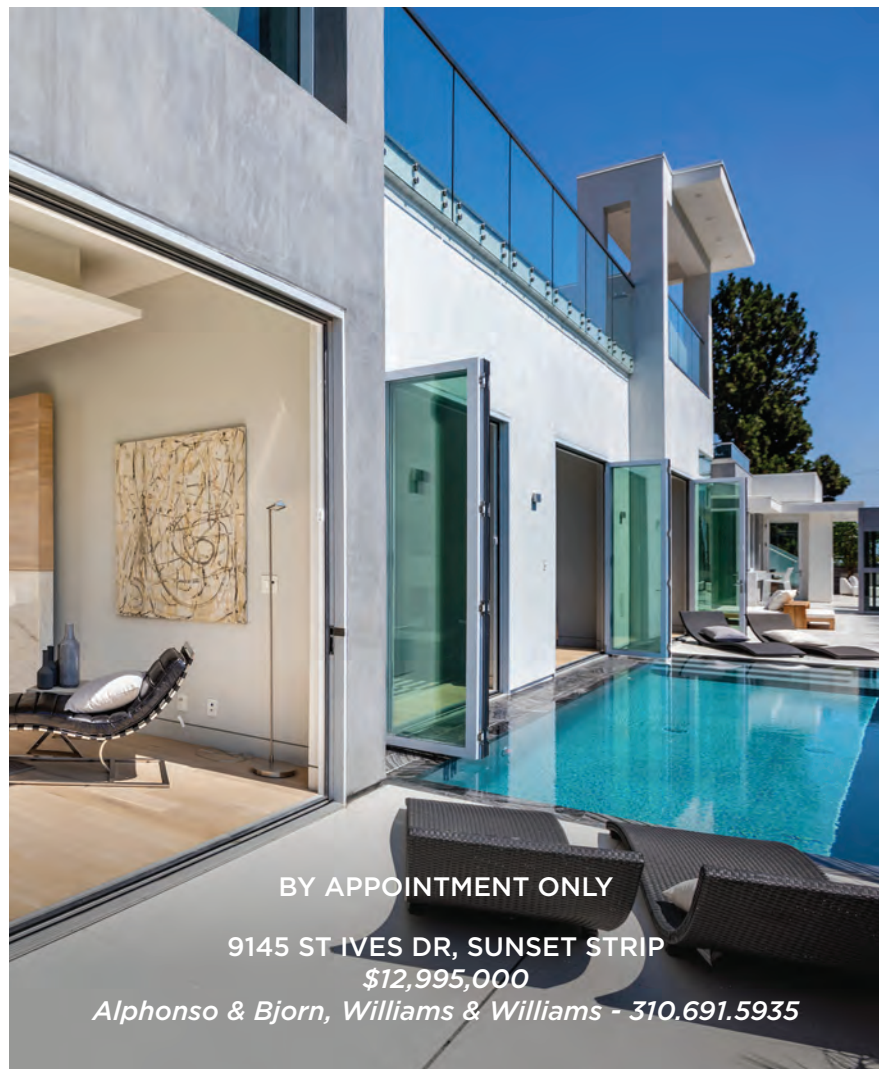
9000 W. Sunset Blvd. Suite 1100
West Hollywood, CA 90069
310 274 3900
thesunsetteam.com

KW HOLLYWOOD HILLS
KELLERWILLIAMS REALTY



REDEFINING REAL ESTATE

Sales | Consulting | Design



BY APPOINTMENT ONLY

9145 ST IVES DR, SUNSET STRIP

\$12,995,000

Alphonso & Bjorn, Williams & Williams - 310.691.5935

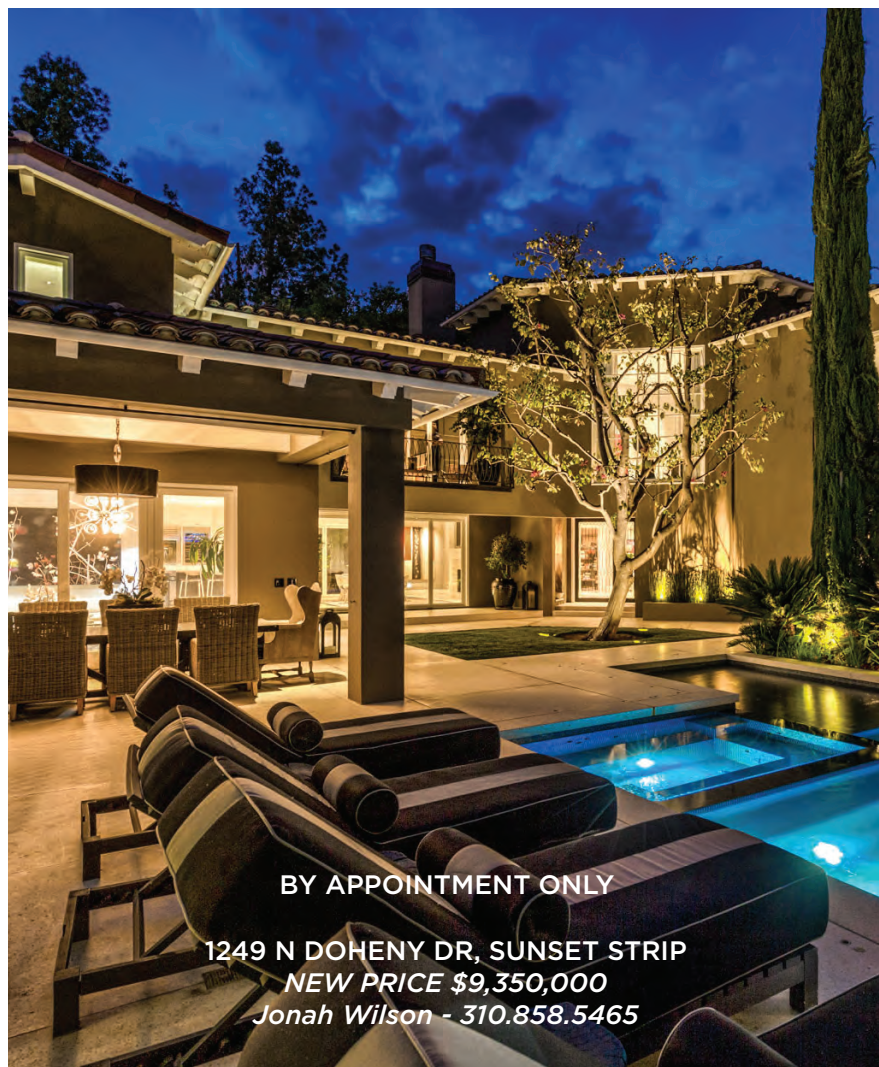


OPEN TUESDAY 11-2

144 N WOODBURN DR, BRENTWOOD

\$11,650,000

Gary Gold - 310.858.5411



BY APPOINTMENT ONLY

1249 N DOHENY DR, SUNSET STRIP

NEW PRICE \$9,350,000

Jonah Wilson - 310.858.5465



THE ENCLAVE AT CENTURY WOODS

OPEN TUESDAY 10-2

10205 CENTURY WOODS DR, CENTURY CITY

\$5,995,000

Susan Smith - 310.492.0733




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